STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2011.

Notary Public
MY COMMISSION EXPIRES: 10/23/2012
File No. G11-3001D

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110055614 DEEDWARR
Recvd: 09/08/11 09:35 2 pgs
Fees:13.00 Taxes:351.50
20110908-0069552

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jean Smith Young, married	new owner	107-13-20
(NAME)	(NAME)	
9805 PARR Ct ~~1127 Harold Drive~~		
(STREET ADDRESS)	(STREET ADDRESS)	
Ft Washington, MD ~~Nashville, TN 37217~~		
(CITY) (STATE) (ZIP) 20744	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert Sawyer Gibson, Jr., Devisee of The Estate of Nancy Coleman Gibson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Smith Young, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of PATRICIA HEIGHTS, SECTION1, as shown by plat of record in Plat Book 2331, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the southerly margin of Harold Drive; said point being the common corner of Lots 5 and 6; thence southerly with the line between said Lots 5 and 6, 226.2 feet to a point, the common corner of Lots 6 and 7 in said line; thence westerly with the line between Lots 6 and 7, 218 feet to a point in the easterly margin of Patricia Drive; thence northerly with said margin of said Drive, 175.8 feet to a point, the beginning of a curve; thence northeasterly around said curve with a radius of 25 feet, 41.2 feet to a point in the southerly margin of Harold Drive; thence easterly along the southerly margin of Harold Drive and with the curve thereof 144 feet to the point of beginning.

BEING the same property conveyed to Robert Sawyer Gibson and Nancy C. Gibson, husband and wife from Hallmark Construction Company, by Deed dated September 20, 1957, in Book 2698, Page 135, in the Register's Office for Davidson County, Tennessee. Robert Sawyer Gibson has since died, December 6, 1991 and vesting sole ownership in Nancy Coleman Gibson as surviving tenant by the entirety. Nancy Coleman Gibson has since died testate on February 10, 2011. Pursuant to her Last Will and Testament dated October 21, 1992 and recorded as Docket No. 11P423, Seventh Circuit Court of Davidson County, Tennessee, title to said property is in Robert Sawyer Gibson, Jr. as devisee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2542, page 519, Book 6045, page 421, Book 6067, page 762, Book 6887, page 605, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 130, Register's Office for Davidson County, Tennessee.

3. Electrical permit as recorded in Book 7108, page 429, Register's Office for Davidson County, Tennessee.

4. Decree as recorded in Book 8801, page 743, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1127 Harold Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of September, 2011.

Robert Sawyer Gibson, Jr., Devisee

September 02, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Sawyer Gibson, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2011.

My Commission Expires: 10/23/2012

Notary Public

SUMNER COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
BRIAN L. SMITH

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066